

113.A

0008

0091.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
802,200 / 802,200
802,200 / 802,200
802,200 / 802,200Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:	91
Owner 1: SHANDILYA SRINIVAS GORUR		
Owner 2: BANTI VANESSA		
Owner 3:		
Street 1: 91 NEWLAND RD		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER		
Owner 1: DANKER JUDITH & JAMES -		
Owner 2: -		
Street 1: 91 NEWLAND RD		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Clapboard Exterior and 2091 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount

Com. Int		

PROPERTY FACTORS		
Item	Code	Description
Z	R1	SINGLE FA
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		1
t		Level
		Street
		Gas:

BUILDING PERMITS		
Date	Number	Descrip

Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
DANKER JUDITH &	163-186	2	11/30/2021		800,000 No No
MAHONEY WILLIAM	110-40		11/10/2009		514,500 No No

ACTIVITY INFORMATION		
Date	Result	By
8/15/2018	Measured	DGM D Mann

4/29/2010	NEW CONDO	BR B Rossignol

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	8127																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1	Rating: Very Good			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
				CONDOS INFORMATION				Lvl 2													
				Location:				Lvl 1													
				Total Units:				Lower													
				Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 3	Baths: 2	HB 1									
				% Own: 50.000000000				REMODELING				RES BREAKDOWN									
				Name:				Exterior:	No Unit	RMS	BRS	FL									
				DEPRECIATION				Interior:	1	6	3										
				Phys Cond: VG - Very Good	4.6 %			Additions:													
				Functional:				Kitchen:													
				Economic:				Baths:													
				Special:				Plumbing:													
				Override:				Electric:													
				Total:	4.6 %			Heating:													
				CALC SUMMARY				General:	1	6	3										
				Basic \$ / SQ: 305.00				COMPARABLE SALES				SUB AREA									
				Size Adj.: 1.15215206				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value				
				Const Adj.: 0.99980003				GLA	Gross Liv Ar				Sub Area	% Usbl							
				Adj \$ / SQ: 351.336																	
				Other Features: 114734																	
				Grade Factor: 1.10																	
				NBHD Inf: 0.89999998																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 840884																	
				Depreciation: 38681					Juris. Factor: 1.00	Before Depr: 347.82											
				Deprecated Total: 802203					Special Features: 0	Val/Su Net: 383.64											
									Final Total: 802200	Val/Su SzAd: 383.64											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.A-0008-0091.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							